

**Londonderry Town Council Meeting
Monday, April 20, 2026, 7:00 p.m.
Moose Hill Council Chambers**

Meeting Link: <http://173.166.17.35/internetchannel/show/14223?channel=4>

Council Members Present: Chair Ron Dunn; Vice Chair Shawn Faber; Councilors Dan Bouchard, Deb Paul, Ted Combes

Council Members Absent: None

Other Staff Present: Town Manager Shaun Mulholland; Deputy Town Manager & Director of Economic Development Kellie Caron; Administrative Services Director Kirsten Hildonen; Finance Director Justin Campo; Police Chief Kim Bernard; Recreation Director Art Psaledas; Assistant Recreation Director Doug Cole

A. CALL TO ORDER

Chair Dunn called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Chair Dunn reported that in response to emails he has received, the Council will provide elected officials with social media training to address complaints.

Chair Dunn received an anonymous case number on January 13, 2026, and asked for a vote to conduct an investigation.

Councilor Combes made a motion to move forward with the investigation. Seconded by Chair Dunn. A roll call vote was taken: Combes – aye, Faber – abstain, Dunn – aye, Bouchard – nay, Paul – nay. Motion failed 2-2-1. Chair votes in the affirmative.

B. PUBLIC COMMENT

Councilor Combes read a proclamation recognizing the role of small businesses, and Heather Gray and Gray Consulting & Therapy LLC as the 2026 New Hampshire Woman-Owned Small Business of the Year. May 3-9, 2026 was established as National Small Business Week.

Police Captain Patrick Cheetham offered a summary of the second annual Bring Back the Trades Skills Expo.

Chair Dunn opened public comment.

Name: Kevin Smith

Address: 6 King Phillip Drive

Mr. Smith noted confusion between the Reverend Morrison Meeting House/Lions Hall and the museum on Pillsbury Road, and the need to more clearly identify which structure is being discussed moving forward.

47 **Name:** John Farrell
48 **Address:** 4 Hancock Drive
49 Mr. Farrell said a listening session regarding the Lions Hall is scheduled during vacation week.
50 He suggested the Lions Club and Historical Society help to host the event. He spoke against
51 allowing anonymous complaints. He spoke to the need for oversight of the Town budget.

52
53 **Name:** Tyler Vickery
54 **Address:** Hudson
55 Mr. Vickery spoke in support of the skate park.

56
57 **Name:** Drew Uphold
58 **Address:** Londonderry
59 Mr. Uphold spoke in support of the skate park.

60
61 **Name:** Paul Skudlarek
62 **Address:** 20 Woodbine Drive
63 Mr. Skudlarek said the letters for Citizens Petitions 27 and 28 were sent with only one
64 Councilor signature and asked for an explanation. He said the petitions were supported by over
65 72% of the voters and the role of these letters was administrative, moving the petitions forward
66 to the next legislative body. He suggested the letters should be redone.

67
68 **Name:** Kristine Perez
69 **Address:** 5 Wesley Drive
70 Ms. Perez said signing the letters for Citizens Petitions 27 and 28 did not mean an individual
71 was in support of the petitions, only that the letters were being moved forward. She asked that
72 the Council consider the requests of the individuals speaking in support of the skate park.

73
74 **Name:** Mark Daniel Biggar Jr.
75 **Address:** Newmarket
76 Mr. Biggar spoke in support of the skate park.

77
78 **Name:** Martha Smith
79 **Address:** 38 Shasta Drive
80 Ms. Smith asked the Councilors to reconsider signing the letters for Citizens Petitions 27 and
81 28. She spoke in support of the skate park.

82
83 **Name:** Steven Sheppard
84 **Address:** Derry
85 Mr. Sheppard spoke in support of the skate park.

86
87 **Name:** Nick Hasileto (sp)
88 **Address:** not given
89 Nick spoke in support of the skate park.

90
91 Chair Dunn closed public comment.

92

93 Councilor Bouchard said his request to add retirements and resignations to the Agenda has not
94 been addressed. Filling the Emergency Management Director position has not been addressed.
95 He asked when the Council will address complaints that are not anonymous.

96
97 Chair Dunn said he needs to speak with an individual about when the retirements and
98 resignations will be added to the Agenda. The current Emergency Management Director
99 remains in place for now. He will address all complaints he has received during the social
100 media training.

101
102 **C. BOARD APPOINTMENTS AND REAPPOINTMENTS**

103 **1. Interviews and appointment for Leach Library Trustees**

104 The Council interviewed Linda Lampkin and Russell Lagueux for appointment to the
105 Leach Library Board of Trustees. Ms. Hildonen read a statement from Maryam Mallick,
106 who could not attend the meeting.

107
108 Nancy Hendrickson, Chair of the Library Board of Trustees, said the Board
109 recommended Maryam Mallick for this position.

110
111 *Councilor Combes moved to recommend Maryam Mallick for appointment to the*
112 *Leach Library Board of Trustees. Seconded by Vice Chair Faber.*

113
114 *Discussion:* Councilor Paul said Russell Lagueux would provide skills that are missing
115 from the Board and should be appointed.

116
117 *Motion carried 5-0-0. Chair votes in the affirmative.*

118
119 **2. Interviews and appointment for Zoning Board of Adjustment**

120 The Council interviewed Ariana McQuarrie, Kevin Koehler, Leonardo Correa Maia,
121 Mona Bement, and Michelle Galluzzo. Jennifer Arredondo, Bob Corning, and Karen
122 Bottenhorn were not present.

123
124 *Vice Chair Faber moved to nominate Ariana McQuarrie to the ZBA. Seconded by*
125 *Councilor Bouchard. Motion carried 5-0-0. Chair votes in the affirmative.*

126
127 **3. Interviews and appointment for Recreation Commission**

128
129 *Councilor Bouchard moved to recommend Bob Corning to the Recreation*
130 *Commission. Seconded by Councilor Paul. Motion carried 5-0-0. Chair votes in the*
131 *affirmative.*

132
133 **4. Interviews and appointment Beautify Londonderry**

134
135 *Councilor Bouchard moved to appoint Jennifer Arredondo and Karen Bottenhorn to*
136 *Beautify Londonderry. Seconded by Vice Chair Faber. Motion carried 5-0-0. Chair*
137 *votes in the affirmative.*

139 **D. PUBLIC HEARING**

140
141 Vice Chair Faber left the meeting.

- 142
143 **1. Receive public input, discuss, and accept the unanticipated revenue pursuant to**
144 **RSA 31:95-b, III(a) from New England HIDTA in the amount of \$30,000.**
145 Police Chief Benard reported these federal funds are in support of the Department's
146 participation in the NIBIN program.

147
148 *Councilor Bouchard moved to open the public hearing. Seconded by Councilor*
149 *Combes. Motion carried 4-0-0. Chair votes in the affirmative.*

150
151 Chair Dunn asked for public comment; there was none.

152
153 *Councilor Bouchard moved to close the public hearing. Seconded by Councilor*
154 *Combes. Motion carried 4-0-0. Chair votes in the affirmative.*

155
156 *Councilor Combes moved that the Town Council hereby accepts the unanticipated*
157 *revenue from New England HIDTA as presented in the amount of \$30,000 under*
158 *31:95-b, III(a). Seconded by Councilor Paul. Motion carried 4-0-0. Chair votes in the*
159 *affirmative.*

160
161 Vice Chair Faber returned to the meeting.

162
163 **E. NEW BUSINESS**

- 164 **1. Discussion regarding a resident request for skate park renovations, sponsored by**
165 **Councilor Paul.**

166 Drew Uphold spoke in support of renovating the skate park.

167
168 Town Manager Mulholland reported that the structures in the skate park have been
169 determined to be unsafe by the Town's insurer and need to be removed to avoid liability
170 issues. The park has been closed and DPW will remove the structures. He asked the
171 Recreation Department to formulate a plan for a new skate park.

172
173 Recreation Director Art Psaledas said he could not reopen the park, knowing it is unsafe.
174 He agreed on the need for a skate park and suggested it be professionally installed, noting
175 the expense of doing this.

176
177 The Council discussed the need for a plan for a skate park to determine the cost. They
178 also discussed individuals organizing to oversee this process and to fundraise for a new
179 skate park. They noted the need to maintain Town recreational facilities. They thanked
180 the individuals who spoke in support of the skate park.

181
182 Councilor Combes suggested a long-term plan is needed for a recreational complex that
183 the voters might support.

184

185 **2. Receive a presentation from the Utilities Committee regarding an update on**
186 **Community Choice Aggregation**

187 Lynn Wiles and Martha Smith of the Utilities Committee offered an update on the status
188 of the Community Choice Aggregation Program, which went live on April 1st, and
189 reviewed next steps. The Council asked clarifying questions.

191 **3. Discuss and authorize the Town Manager to execute the Off-Site Improvement**
192 **Agreement for the Procopio project.**

193 Procopio has asked to be put off until further notice.

195 **4. Discuss and authorize the Town Manager to execute the Memorandum of**
196 **Understanding - Pillsbury Realty Development (Woodmont Commons PUD).**

197 Town Manager Mulholland spoke to traffic issues in Town, especially Pillsbury Road,
198 and stressed the need for baseline traffic data to begin to address infrastructure needs. He
199 explained the MOU will provide a framework to move forward to address issues on
200 Pillsbury Road. He has requested a corridor study be done on Pillsbury Road from the
201 intersection with Route 128 to the Derry line.

203 The Council voiced concerns about aspects of the MOU. Town Manager Mulholland
204 outlined that some items mentioned are addressed by the Planning Board and site plan
205 regulations, and are not appropriate to include in an MOU.

207 *Councilor Bouchard moved that the Londonderry Town Council hereby authorize the*
208 *Town Manager to execute the Memorandum of Understanding, Pillsbury Realty*
209 *Development (Woodmont Commons PUD). Seconded by Councilor Combes. Motion*
210 *carried 5-0-0. Chair votes in the affirmative.*

212 **5. Discuss and approve Order 2026-08: An expenditure from the Police Equipment &**
213 **Technology Capital Reserve Fund in the amount of \$53,504.69 to purchase a FARO**
214 **3D laser scanning system and associated software.**

215 Chief Bernard explained this request is to fund the replacement of an outdated FARO
216 machine and software. He reviewed the function of the system.

218 *Vice Chair Faber moved that the Londonderry Town Council hereby approves Order*
219 *2026-08 and directs the Trustees of the Trust Funds to disburse \$53,504.69 from the*
220 *Police Equipment & Technology Capital Reserve Fund for the aforementioned items.*
221 *Seconded by Councilor Bouchard. Motion carried 5-0-0. Chair votes in the affirmative.*

223 **6. Discuss and approve Order 2026-09: A request to withdraw \$33,872.76 from the**
224 **Cable Equipment Capital Reserve Fund for Moose Hill Control Room upgrades.**

226 *Vice Chair Faber moved that the Londonderry Town Council hereby approves Order*
227 *2026-09 and directs the Trustees of the Trust Funds to disburse \$33,872.76 from the*
228 *Cable Equipment Capital Reserve Fund for the necessary Control Room upgrades.*
229 *Seconded by Councilor Combes. Motion carried 5-0-0. Chair votes in the affirmative.*

230

231 **7. Receive quarterly budget status update.**
232 Finance Director Campo offered the quarterly budget status update. The Council asked
233 clarifying questions.
234

235 **F. OLD BUSINESS**

236 **1. Continue discussion regarding a zoning amendment – Planned Unit Development**
237 **Ordinance LZO Section 5.2**

238 Ms. Caron noted the changes requested by the Council were included this draft.
239

240 Councilor Paul read a list of changes and additions she felt should be made to the
241 ordinance. The Council discussed the suggested changes.
242

243 In response to questions from the Council, Ms. Caron said the Planning Board received
244 Councilor Paul’s suggestions on the day of their hearing on the PUD. The Board decided
245 that, given the timing of the comments and the need for more direction from the Council
246 with respect to changes to the ordinance, the Board chose to move the comments to the
247 Council for discussion and consideration.
248

249 Chair Dunn asked members of the Planning Board in the audience if they would like to
250 speak on this issue.
251

252 Ann Chiampa voted not to pass this on to Town Council, as she did not have time to read
253 Councilor Paul’s comments and wanted to continue the conversation.
254

255 Tony DeFrancesco said the Planning Board Chair asked him to speak to this issue. He
256 described the function and benefits of a PUD, and how PUDs protect taxpayers. He said
257 the Board sent the draft of the ordinance to the Council for input and changes, as the
258 ordinance needs to be a combined effort. He spoke to the function of development
259 agreements, noting the need for them be flexible, so future Boards can work with them.
260

261 In response to a question from Councilor Bouchard about the specific changes made to
262 the ordinance, Vice Chair Faber explained the ordinance was completely rewritten; there
263 is not a red-lined version available. He suggested Council members watch the video of
264 the Planning Board meeting to understand the discussion held on the ordinance.
265

266 The Council discussed the imbalance between commercial and residential, and the
267 challenge of attracting businesses. They agreed the current draft of the ordinance was an
268 improvement from the original.
269

270 Ms. Caron said the larger changes made to the ordinance were focused around defining
271 the public benefit, adjusting the community benefit table to make the definitions more
272 specific, stating that all PUDs should have a development agreement, and deciding not
273 to change the tract size from 100 contiguous acres.
274

275 Planning Board Chair Butler recommended the Council decide on the changes they want
276 made and not return the ordinance to the Planning Board for more changes, which could

277 extend the approval process many months.

278

279 Ms. Caron noted the Council could adopt the current version of the ordinance and address
280 other changes in the future.

281

282 The Council agreed to schedule a public hearing on May 18, 2026.

283

284 **G. APPROVAL OF CONSENT ITEMS**

285 **1. Town Council meeting minutes from March 30, 2026**

286 **2. Town Council meeting minutes from April 6, 2026**

287 **3. 2026-04-10 Gravel Tax**

288 **4. 2026-04-15 Gravel Tax**

289 **5. 2026-04-16 Gravel Tax**

290 **6. Supplemental Warrant**

291

292 On lines 26 and 28 of the March 30, 2026, meeting minutes, Councilor Bouchard said he did
293 not vote to approve the terms of the contract with the Tax Collector as it was not fully disclosed
294 to the public. The vote was 4-1-0, with Councilor Bouchard voting in opposition.

295

296 *Vice Chair Faber moved to approve the Consent items, with the minutes of the March 30,*
297 *2026, meeting as amended. Seconded by Councilor Combes. Motion carried 5-0-0. Chair*
298 *votes in the affirmative.*

299

300 **H. OTHER BUSINESS**

301 **1. Liaison Reports**

302 Councilor Combes attended the Londonderry Arts Council meeting on April 9th and
303 reported on the upcoming publication and events. He also reported on planning being done
304 for Old Home Day.

305

306 Councilor Paul reported there was a good turnout at the Beautiful Londonderry event.

307

308 **2. Town Manager Report**

309 Town Manager Mulholland reviewed the agendas of upcoming meetings.

310

311 **I. PUBLIC COMMENT**

312 Chair Dunn opened public comment.

313

314 **Name:** Kristine Perez

315 **Address:** 5 Wesley Drive

316 Ms. Perez suggested the public does not feel their input is heard. She asked which PUDs had
317 development agreements. She asked why non-anonymous complaints have not been brought
318 to the public. She said her civil liberties were violated by Vice Chair Faber, as were other
319 people's civil liberties, and this will go to the ACLU. Chair Dunn repeated that complaints will
320 be addressed by educating elected officials on social media.

321

322 **Name:** Tony DeFrancesco

323 **Address:** 1 Cheshire Court

324 Mr. DeFrancesco clarified that Technology Hill did not have a development agreement as it
325 was a one-owner development, which was in line with the ordinance at the time.

326

327 **Name:** Glenn Douglas

328 **Address:** 6 Overlook Avenue

329 Mr. Douglas asked when the social media training would be held and if it would be public, and
330 spoke to a complaint he filed. He also spoke to the violation of his civil rights.

331

332 **Name:** Paul Skudlarek

333 **Address:** 20 Woodbine Drive

334 Mr. Skudlarek suggested the residents who voted in support of Citizens Petitions 27 and 28
335 deserved to know why Councilors would not sign the letters moving them forward. He asked
336 the Council to create and all sign new letters for Citizens Petitions 27 and 28.

337

338 Councilor Combes suggested the Council should explain why they did not sign these letters.

339

340 Councilor Bouchard and Councilor Paul said they did not sign the letters as they did not fully
341 understand them.

342

343 Chair Dunn closed public comment.

344

345 **J. NON-PUBLIC SESSION**

346 A non-public hearing was scheduled under RSA 91-A:3, II(a), The dismissal, promotion, or
347 compensation of any public employee or the disciplining of such employee, or the investigation
348 of any charges against him or her, unless the employee affected (1) has a right to a meeting
349 and (2) requests that the meeting be open, in which case the request shall be granted.

350

351 *The Council conducted a roll call vote to enter non-public session: Combes - aye, Faber -*
352 *Dunn - aye, Bouchard - aye, Paul - aye.*

353

354 The cameras were turned off at 11:20 p.m.

355 The Council returned to public meeting.

356

357 *Councilor Combes moved to seal the minutes of the non-public session as it was determined*
358 *that divulgence of this information likely would adversely affect the reputation of any person*
359 *other than a member of the Council. Seconded by Vice Chair Faber. A roll call vote was*
360 *taken: Combes - aye, Faber - Dunn - aye, Bouchard - aye, Paul - aye. Motion carried 5-0-0.*
361 *Chair votes in the affirmative.*

362

363 **K. MEETING SCHEDULE**

364 • April 22, 2026, Moose Hill Council Chambers, 7:00 p.m., Strategic Plan Workshop

365 • May 4, 2026, Moose Hill Council Chambers, 7:00 p.m.

366 • May 18, 2026, Moose Hill Council Chambers, 7:00 p.m.

367

368 **L. ADJOURNMENT**

369

370 ***Councilor Combes moved to adjourn the meeting. Seconded by Vice Chair Faber. Motion***
371 ***carried 5-0-0. Chair votes in the affirmative.***

372

373 The meeting was adjourned at 11:35 p.m.

374

375 *Minutes prepared by Beth Haggeli*